ORDINANCE NO. 20130228-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1310 KRAMER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2012-0155, on file at the Planning and Development Review Department, as follows:

A 0.60 acre tract of land, more or less, out of the John Applegate Survey, No. 58, A-29, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1310 Kramer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

The maximum height, as defined in City Code, of a building or structure on the Property may not exceed 35 feet or 2 stories.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 11, 2013.

PASSED AND APPROVED

February 28 2013§

APPROVED: 10

Karen M. Kennard City Attorney

City Clerk

Barrera Land Surveying

7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210) 444-9023 - Office
barreralandsurveying.david@gmail.com

STATE OF TEXAS

COUNTIES OF TRAVIS

LEGAL DESCRIPTION For 0.6001 Acre Tract

Field notes describing a 0.6001 acre tract of land, out of the JOHN APPLEGATE SURVEY, No. 58, A-29, and being the same property described in Volume 6155, Page 1108, Real Property Records of Travis County, Texas, SAVE AND EXCEPT the portion conveyed in Volume 8096, Page 548, Real Property Records of Travis County, Texas. Said 0.6001 acre tract, being more particularly described as follows:

BEGINNING: At a found '%" steel rod, in the north right of way of Kramer Lane, point being the

southeast corner of this herein described tract, point also being the southwest corner of Lot 19A, Parson's Subdivision, as recorded in Volume 55, Page 75, Plat Records of

Travis County, Texas;

THENCE: Following the north right of way of Kramer Lane, S 88°50'00" W, for a distance of 87.67

feet to a found ½" steel rod, along a curve to the right, having a radius of 714.55 feet, a central angle of 05°05'36", an arc length of 63.52 feet, a chord bearing of N 82°46'46" W and a chord distance of 63.50 feet to a found ½" steel rod, and N 62°13'17" W, for a distance of 33.89 feet to a found ½" steel rod in the northeast intersection of Kramer Lane

and Parkfield Drive, for the southwest corner of this herein described tract;

THENCE: N 27°33'45" B, along the east right of way of Parkfield Drive, for a distance of 205.78

feet to a found 1/2" steel rod, for the northwest corner of this herein described tract;

THENCE: S 69°32'39" E, for a distance of 87.66 feet to a found 1/2" steel rod, for the northeast

corner of this herein described tract, also being the northwest corner of Lot 19A;

DAVID BARRERA

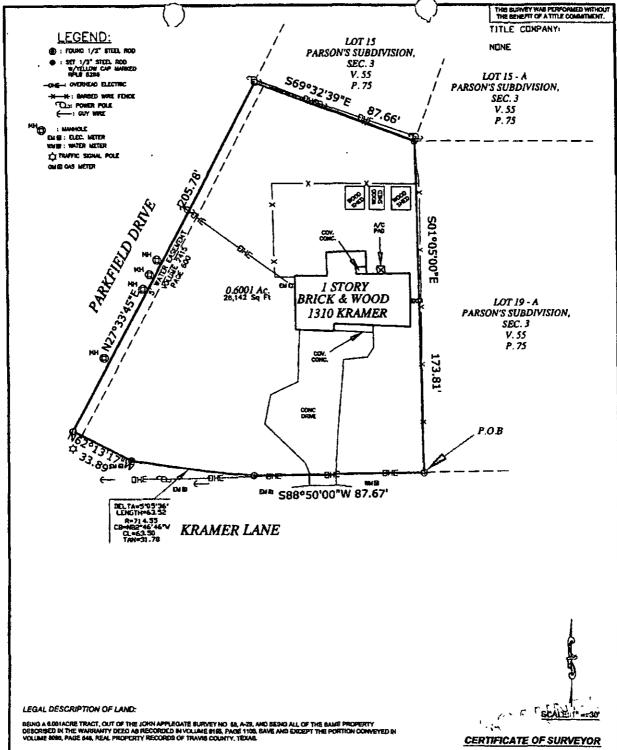
THENCE: S 01°05'00" E, for a distance of 173.81 feet to the POINT OF BEGINNING.

12.06-121

Containing 0.6001 acres of land, Survey prepared this date.

David Barrera, R.P.L.S. No. 5286

Date: 12-06-2012



SURVEYOR'S NOTES.

- I OWNERSHOP OF THEIR PROPERTY IS GUBLECT TO OPPOIN OF TITLE AND IS NOT EXPRESSED OR GIPLED BY THIS SURVEY,

 1. ALL STATEMENTS WITHIN THE CESTIFICATION AND OTHER REFERENCES LOCATED ELIREMETER PERSON THAT AND RELATED
 TO UTILITIES, SUPPOVEMENTS, STRUCTURES, GUILDINGS, PARTY WALLS, PARGING, LASSMENTS, SERVITURE AND
 ENCROACHMENTS AND BASED ON VASSEL, ABOVED GROUPS OF THE OPPOSED AND AVAILABLE FROM THE CONTROLLING
 GIEVEVING WAS CONDUCTED.

 1. ANY CHANGES BI STRUCT OF WAY LIKES EITHER COMPLISTED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING
 JURISDICTION. THERE IS NO VISSELS SYNDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPARTS.

 1. ACCORDING TO FEMALE FLOOD INSURANCE RATE MAY, NO. AMSOCIASED, HOTE SUPPLIESES AND JOINT BE BUSINETT FRACT OF
 LAND SHOWN HEREON IS SITUATED IN ZONE X. AN AREA DETERMINED BY FEMALE OR SUPPLIESE OF THE LOOP/LAR FLOODOPULAS.

 1. OS ENTRY FING WAS PERFORMED TO DETERMINE THESE ZONES, THESE STATEMENT DOES HOT BURY THE GUPYLAR FLOODOPULAS.

 1. ON AND SHOWN HERE OF POTENTIAL FLOOD CHEETINGS THE STATEMENT DOES HOT BURY THE SUPPLIESE THACT OF
 LAND IS TOTALLY FREE OF POTENTIAL FLOOD STATEMENT SHALL NOT CREATES ANY LIABILITY ON THE PART OF SARREPAL LAND
 SUPPLYING OR THE UNDERSTOOD TO BE AN EXPRESSION OF PROPESSIONAL JUDGMENT BY THE LINDFRIEGARD

 5. THE WORD CENTERY IS ALRED STOOD TO BE AN EXPERIESCING OF PROPESSIONAL JUDGMENT BY THE LINDFRIEGARD

 5. THE WORD CENTERY IS ALRED TO BE AN EXPERIESCY OF PROPESSIONAL JUDGMENT BY THE LINDFRIEGARD

 5. THE SURVEY WAS MADE WITHOUT THE SEVERT OF A TITLE COMMITTENT AND THERE MAY BE EASEMENTS NOT SHOWN.



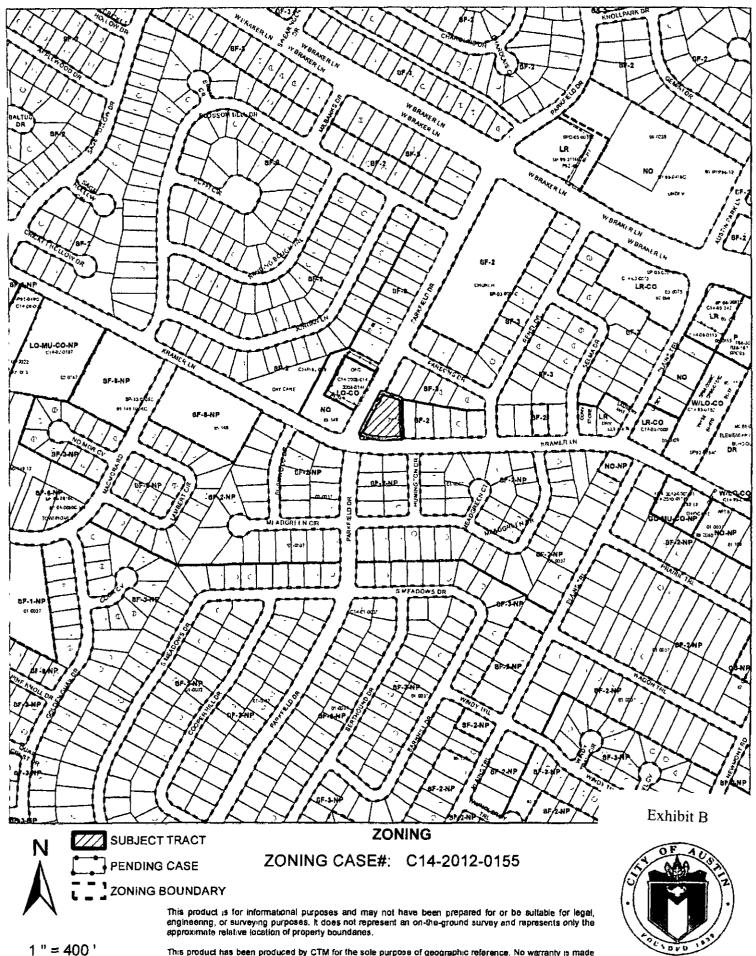
BARRERA LAND SURVEYING

7715 MAINLAND SUITE 114 5AN ANTONO, TEXAS 78250 (210) 444-9023 OFFICE (210) 637-4325 CELL (210) 444-9479 FAX

HEREBY CERTIFY THAT THES "LAND SURVEY" IS AN ACCURATE REPRESENTATION OF THE PROPERTY BHOWN AND DESCRIBED HEREON AS DETERMINED BY A SURVEY MADE ON THE GROUND LINDER MY DIRECTION AND SUPPRIVISION, THAT ALL PROPERTY CORNERS ARE MARKED AS SHOWN, AND THAT THERE ARE NO VISIBLE BASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUGIONS, OTHER THAN FENCES, APPARENT OR KNOWN TO

STATE OF TEXAS.

COUNTY OF TRAVES



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.